



The Suffolk coast estate agent

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Lee Road, Aldeburgh

Guide Price £1,500,000 Freehold

A beautifully presented south-facing five bedroom family house of 2611 sq. ft (242.6 sq. m) which features spacious accommodation, superb entertaining space, high ceilings, a top-floor artist's studio (with stunning views over Aldeburgh rooftops toward Orford Ness), a charming garden and off-street parking for a number of cars.

This fine property, built in the Edwardian era, has been meticulously refurbished by the current owner with great style and flair and further benefits from air conditioning on the first floor, a state of the art video security system, a bespoke-fitted 27ft kitchen and breakfast room, a modern high-capacity heating and hot water system and impeccably presented bathrooms with Fired Earth fittings.

- Impeccably presented 5 bedroom family house
- Spacious accommodation with high ceilings
- Air conditioning on the first floor
- 2611 sq. ft (242.6 sq. m)
- Recently renovated to a particularly high standard
- State of the art security system

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The property has the finish of a cool boutique hotel with the feel of a peaceful coastal family home. No 7 Lee Road, formerly known as White Bays was originally a single detached house. In recent years the rear wing of the house has been separated, and now this rear section forms a small separate dwelling (which is fenced off in the rear flank of the garden) and accessed from Crescent Road. The property therefore has a detached façade with a back to back arrangement.

A property of this size with an elevated prime position, yet being in such close proximity to Aldeburgh's High Street and beach, with a low-maintenance garden and off-street parking is rare to the market.

No 7 Lee Road, with such strong fundamentals makes for an extremely desirable asset for an incoming purchaser.

Accommodation comprises:

Five bedrooms (of which one could be an artist's studio); Three Bathrooms; Reception room; Dining room/Study; Kitchen and breakfast room; Utility room; Two cloakrooms; Garden; Gravelled driveway.

Guide price: £1,500,000 subject to contract

Tenure: Share of freehold

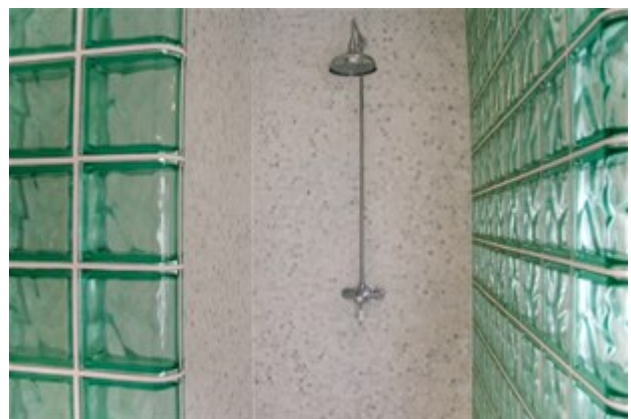
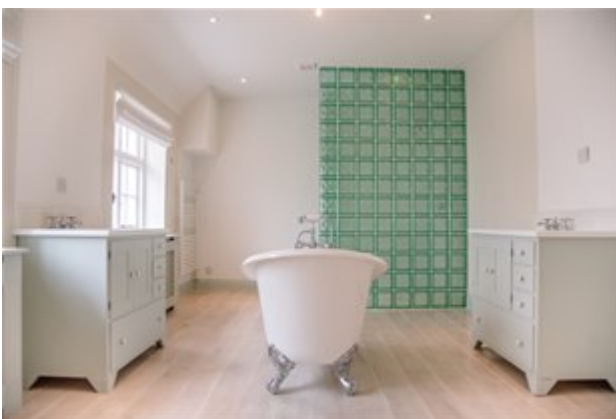
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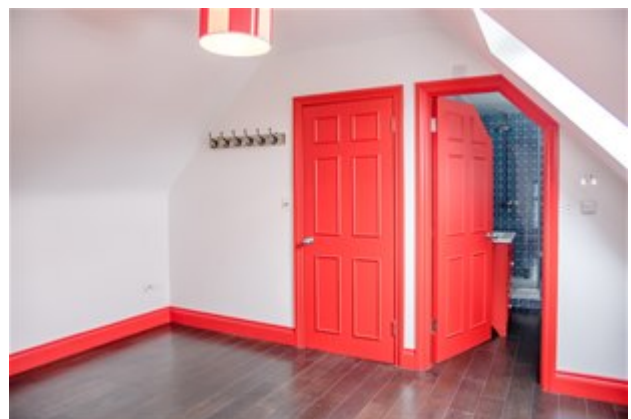
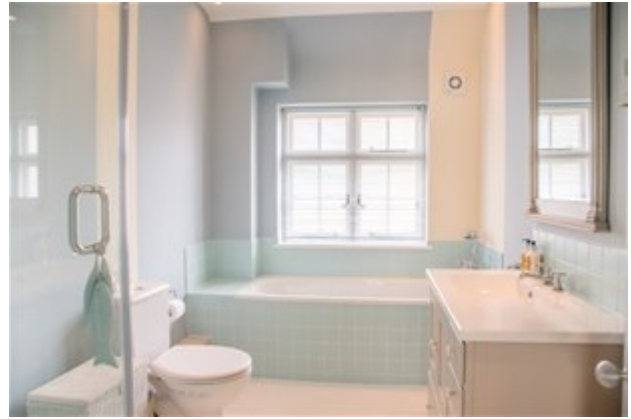
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Viewings via: Suffolk Coastal, Bay House, 20-22 Market Place, Saxmundham, IP17 1AG

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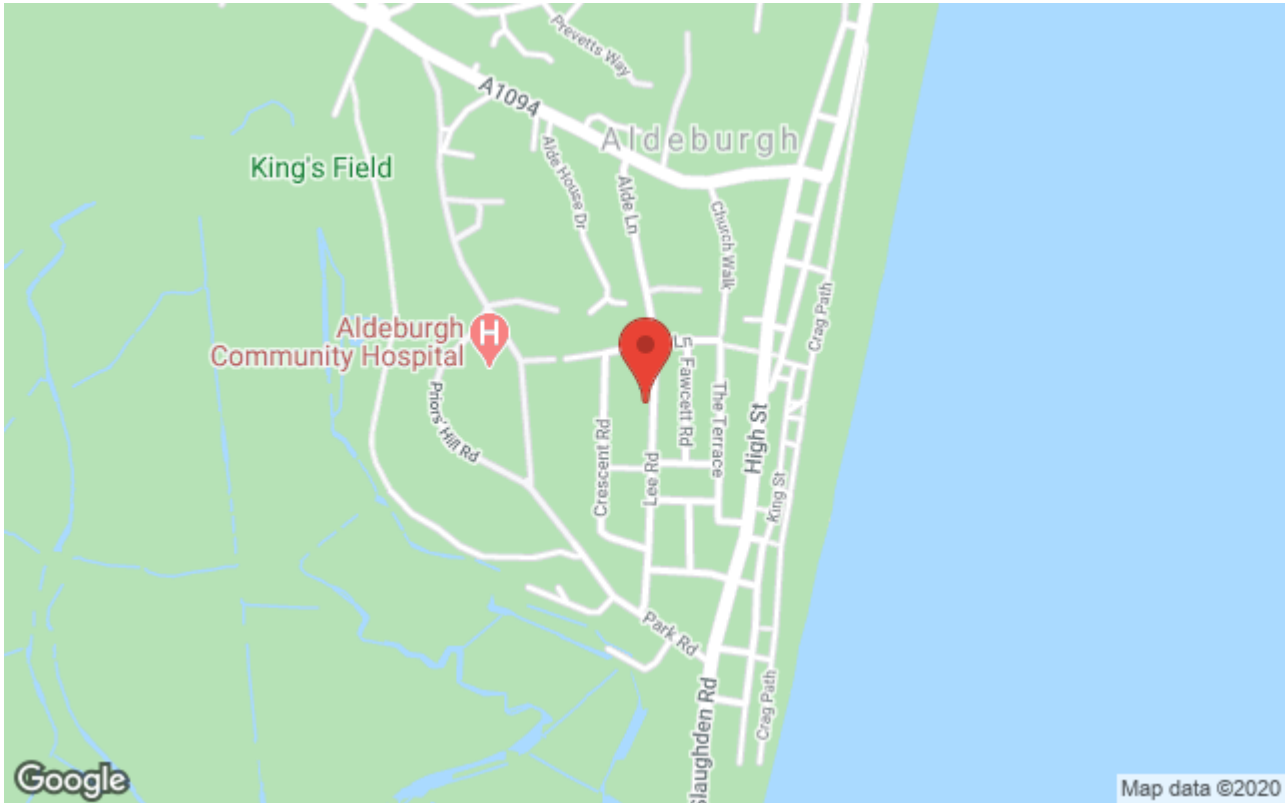
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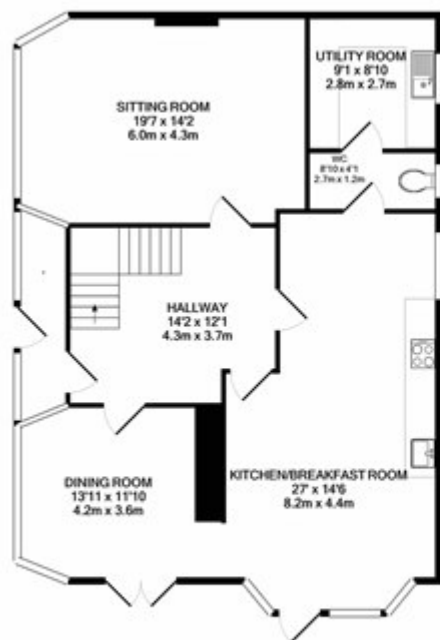
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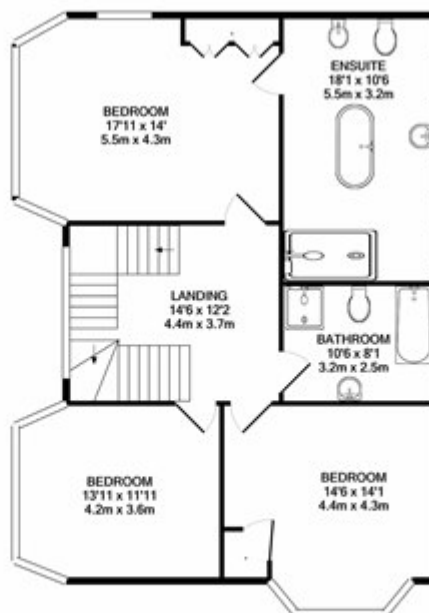


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GROUND FLOOR
APPROX. FLOOR
AREA 1078 SQ.FT.
(100.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1046 SQ.FT.
(97.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2611 SQ.FT. (242.6 SQ.M.)
Made with Metropex 02/2020



2ND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)